

NEIGHBORHOOD PLANNING UNIT – N

Thursday, August 26, 2021 at 7:00 PM

To access the remote meeting, click [here](#)

Meeting ID: 970 8448 6658

Password: euclid

Dial-In: 646-558-8656, access code 97084486658#, password 984524#



CONTACT INFORMATION

Catherine Woodling, **Chairperson** – 404.550.7271 or npunchair@gmail.com

Randy E. Pimsler, **Vice Chairperson** – 404.695.0602 or randy@pimslerhoss.com

Amy Canales, **City of Atlanta, Planner** – 404.330.6117 or acanales@atlantaga.gov

Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or llarue@atlantaga.gov

AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Approval of Agenda
4. Reports from City Departmental Representatives
(please allow public safety representatives to report first)
5. Comments from Elected Officials
6. Committee Reports
7. Planner's Report
8. Matters for Voting (please see attachment)
9. Presentations
10. Old Business
11. New Business
12. Announcements
13. Adjournment

NPU-N VOTING RULES per [2021 Bylaws](#)

All residents (persons 18 years of age or older whose primary place of residence is within the NPU-N designated area or a representative of any corporation, organization, institution, or agency which owns property or has a place of business or profession within NPU-N designated area) are allowed to participate in NPU-N activities (Article II). NPU-N's Executive Committee is made up of representatives from seven neighborhood organizations and two business organizations. (Article III). Failure of any constituent organization to have a representative at three consecutive NPU-N meetings will result in the loss of voting privilege (Article III. Sec.C.1). **Please sign in to ensure your attendance is recorded for voting eligibility.**



MATTERS FOR VOTING

NPU's provide recommendations to the City of Atlanta by voting to support or oppose applications. The application and the NPU's recommendations, along with Staff recommendations, are then considered by the appropriate board, association, commission, or office.

Special Event Applications (MOSE)

Event Name	Event Organizer	Event Location	Event Date
Chomp & Stomp Chili Cook-Off & Bluegrass Festival	Lauren Appel/ Richard Harker	701 Kirkwood Avenue	November 6, 2021
Little 5 Points Halloween Festival	Kelly Stocks	Little 5 Points	October 16-17, 2021
Little Five Points Halloween Festival Part 2	Kelly Stocks	1174-1080 Euclid Avenue	October 30-31, 2021
Little 5 Points Art and Vegan Festival	Victoria Franklin	Little 5 Points – Euclid Avenue	May 28-29, 2022
Devil's Pajama Party	Keiran Neely	Krog Street Tunnel	October 30, 2021
Reynoldstown Wheelbarrow Festival	Rodney Foster	100 Flat Shoals Avenue SE	November 13, 2021
Masquerade, Devil's Ball Krog Street Tunnel (Date Change. Not supported on 2/27/20)	Jim Shumake	Krog Street Tunnel	October 30, 2021

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Kitty Dare	Restaurant	Jamshad Zarnegar	1029 Edgewood Avenue NE	Change of Ownership

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
V-21-155 Applicant seeks a variance to 1) reduce the front yard setback from 30 feet to 15 feet and 2) reduce the half-depth front yard setback from 15 feet to 7.5 feet for the construction of a duplex.	1099 Hawthorne Street NE	September 2, 2021
V-21-165 Applicant seeks a variance from the zoning regulation to reduce the required south side yard setback from 7 feet to 3 feet in order to construct a new duplex.	244 Wilbur Avenue SE	September 2, 2021
V-21-178 Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 35 feet to 16.8 feet and 2) reduce the required north side yard setback from 7 feet to 3.4 feet in order to construct additions to an existing single-family detached dwelling.	466 Page Avenue NE	September 9, 2021
V-21-180 Applicant seeks a special exception from the zoning regulation to reduce the required number of off-street parking spaces from 30 to 29 parking spaces for the construction of a new walk-up ATM.	300 North Highland Avenue NE	September 9, 2021

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
Z-21-43 Applicant seeks to rezone the property from the R-5 BL (Two-family residential, minimum lot size .17 acres BeltLine Overlay) zoning designation to the MR-3 BL (Multi-family residential, maximum floor area ratio of .696 BeltLine Overlay) zoning designation to construct 8 new residential townhome units. SITE PLAN , SITE PLANT II , SURVEY	185 Flat Shoals Avenue SE	September 2 or 9, 2021
Z-21-63 Applicant seeks to rezone the property from the RG-2 (General {multi-family} residential, maximum floor area ratio of .348) to the MRC-1 (Mixed residential and commercial, maximum floor area ratio of 1.696) zoning designation. SITE PLAN , SURVEY	342 Copenhill Avenue NE	August 5 or 12, 2021

Text Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing Date
CDP-21-40 An Ordinance to adopt the Little Five Points Mobility Plan; to Amend the 2016 Comprehensive Development Plan by incorporating reference said plan.	Little Five Points	September 27, 2021 6:00 PM

MATTERS FOR REVIEW AND COMMENT

Members can review subdivision applications and provide comments to be forwarded to the Subdivision Review Committee (SRC). Other applications may be presented to an NPU for review and comment when the address is within a 300-foot radius of the NPU's boundary. The Code of Ordinances does not require these applicants to attend NPU meetings.

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
V-21-110 Applicant seeks a variance to exceed the maximum building coverage from 85 percent to 100 percent for the construction of a multi-family building.	791 Ralph McGill Boulevard NE (NPU-M)	September 2, 2021

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
Z-21-73 - PRESENTATION BY THE DEPT OF CITY PLANNING An Ordinance by Councilmember Amir R. Farokhi to rezone certain properties within one half mile walking distance of high-capacity transit stations from various low-density residential zoning codes to multifamily residential multi-use (MR-MU); to promote a variety of housing options and increase affordability near transit; and for other purposes. BINDER , FACT SHEET	Various	November 4 or 18, 2021

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<u>Z-21-74</u> - PRESENTATION BY THE DEPT OF CITY PLANNING An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of The City of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow, MR-MU (Multifamily Residential Multi-Unit) zoning district and regulations (Section 1 below); minimum parking requirements (Section 2 below); accessory dwellings (Section 3 below); to promote a diversity of housing options and increase housing affordability; and for other purposes. <u>FACT SHEET</u>	Zoning Review Board – City Hall Council Chambers	November 4 or 18, 2021

Text Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing Date
<u>21-O-0455/CDP-21-43</u> - PRESENTATION BY THE DEPT OF CITY PLANNING An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate certain properties within one half mile of high-capacity transit stations listed in exhibit A to Medium Density Residential; to promote a variety of housing options and increase affordability near transit; and for other purposes. (Z-21-073). <u>EXHIBIT A</u> , <u>MAP</u>	See Exhibit A and Maps	November 29, 2021 6:00 PM

PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

Public Notice
<p><i>Plan A</i> is Atlanta's guide to growth and development. The Department of City Planning (DCP) has been leading a public planning process to keep it up to date every 5 years. As part of this effort, DCP has posted a 2nd draft of <i>Plan A</i> for public review and comment online at https://www.atlcitydesign.com/2021-cdp and at 15 libraries and community recreation centers. The 2nd round of public review and comment will end on August 27th. A 3rd draft and round of public review and comment will be 9/13 to 9/27. City Council Community Development/Human Services (CD/HS) Committee will host the final virtual public hearing on September 27th at 6pm. City Council will adopt the CDP by October 31, 2021. For additional information please email cdp2021@AtlantaGa.Gov.</p>
<p>2022 NPU Bylaws must be submitted by September 30, 2021. There shall be no restrictions on a resident's right to vote on Bylaws.</p>

City of Atlanta Code of Ordinances
(Campaigning by Elected Officials & Candidates)

Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances.

Sec. 6-3019 Prohibition of Political Forums

"Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections.

Examples of campaigning could include, but not be limited to:

- Introduction of elected officials as political candidates in upcoming elections;
- Distributing campaign materials and literature; and
- Conducting either of the above in City Hall, its rooms or offices.

Please contact Leah LaRue at 404.546.0159 or llarue@atlantaga.gov with any questions or concerns.